

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22259

Property Information

property address: 505 E 23RD ST
legal description: CITY OF BRYAN, BLOCK 59, LOT 8 (E 38' OF)
owner name/address: MISC PROPERTIES LTD
1507 S COLLEGE AVE
BRYAN, TX 77801-1214
full business name: _____
land use category: Single-Fam Res type of business: Rest
current zoning: RD-5 occupancy status: occ
lot area (square feet): 4312 frontage along Texas Avenue (feet): _____
lot depth (feet): # 115 sq. footage of building: 950
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards
40' #521.

Improvements

of buildings: 1 building height (feet): 18 # of stories: 1
type of buildings (specify): wood frame
building/site condition: 2

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) East side, front side
R = 0 / prop side = 18' / rear = 72'
approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 10 shared w/ R22259
lot type: ☐ asphalt ☐ concrete ☒ other gravel, rocks
space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no N/A
overall condition: unimproved
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

"not done - residential"

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: *the front yard needs landscaping*

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *N/A*

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
